



UTAH HOUSING
PRESERVATION
FUND

Protecting Affordability: Preserving Utah's Affordable Housing

Preserved Properties

278 Units | \$44M



PRESERVATION 1
DUPLEXES

46 Units
\$236,956 per unit*



CANYON ECHO
MILLCREEK

16 Units
\$160,152 per unit



HIDDEN
POINTE

216 Units
\$143,519 per unit

**Includes mostly 2-3 bedroom family units

A HISTORIC COMMITMENT. A HISTORIC OPPORTUNITY.

Utah turns \$50 million into \$730M for affordable housing, homelessness help

By Ashley Imlay | @ashley_imlay | Mar 3, 2021, 4:04pm MST



SHARE



THE PROBLEM



Extreme Housing Shortage

Utah has an acute housing **shortage of nearly 50,000 units** and extreme shortage of affordable units.



Perilous Housing Price Increases

Utah housing prices have **outpaced every state** except Colorado, Oregon, and Montana since 1991.



Rapidly Rising Costs for New Construction

New construction costs 25-45% more than acquisition-rehab of affordable properties.



Loss of Existing Affordable Units to Market

Thousands of naturally-occurring and subsidized housing units are **at risk to gentrification and expiring tax credits.**



50,000 Utah Families Living on the Edge

Many households below the area-median income are **paying at least half of their income** towards housing.

THE SOLUTION



Stop Leaky Bucket

The **number one priority is protecting the affordable units** we already have. This will ensure new units are additive.



Beat The Market

Act as quick as cash. Find deals before they go to market. Avoid relocation costs of tenants, providing improvements without displacement.



Maximize Impact

By providing leverage from program-related investments, social impact investors and bank financing, **we substantially increase the impact** of philanthropic donations and grants.



Exceptional Partners

Diverse groups **committed to our mission and providing expertise and services that improve the quality** of existing affordable housing stock and the lives of residents.



Serve Those in Greatest Need

Prioritize vacant units for individuals and families that are at risk for becoming homeless or that are transitioning from homelessness.

AREAS OF FOCUS

Initiatives and Goals for Year Ahead



**Prioritizing
Vacant Units to
Support
Homelessness
Efforts**

**Raising ~\$25M in
Equity and ~\$50M
in PRI/Social
Impact
Investments**

**Growing
Partnerships and
Municipal
Participation**

APPENDIX

The Team



Marion Willey

Executive Director
Utah Non-Profit Housing Corporation

The 2020 Jack Gallivan Legacy Award
Utah Housing Nonprofit Corporation



Doug Harris

Vice President and Fund Manager
Utah Housing Preservation Fund



Utah's Respected Affordable Property Management Team

Founded in 1967, Utah Non-Profit Housing Corporation (UNPHC) is Utah's largest non-profit developer of affordable multi-family housing as a 501(c)3 organization and a Community Housing Development Organization (CHDO).

UNPHC has developed or acquired/rehabilitated more than 2,500 units under their management. More than 18,000 households have been part of the Utah Non-Profit Housing family.

In March 2020, UNPHC began the Utah Housing Preservation Fund with a generous contribution from the Clark and Christine Ivory Foundation, and pivotal support from Intermountain Healthcare and Zions Bank.



BOARD OF MANAGERS AND ADVISORY COMMITTEE



Clark Ivory

CEO, Ivory Homes
Trustee, Clark and Christine Ivory Foundation



Craig DeMordaunt

Board Chair
Utah Non-Profit Housing Corporation



Marion Willey

Executive Director
Utah Non-Profit Housing Corporation



Nicholas Fritz

Impact Investing Director
Intermountain Health Care



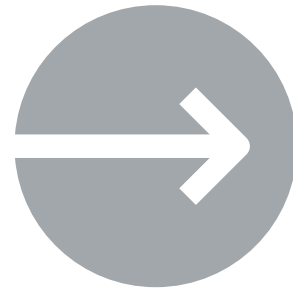
Shaleane Gee

Senior Vice President and Regional Development
Zions Bank

PROTECTING 2,500-3,000 UNITS



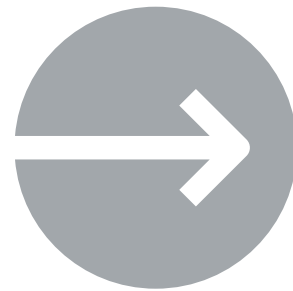
**Philanthropic Donations
and Grants**



**\$25M from State of Utah
~\$25M in Additional Equity**



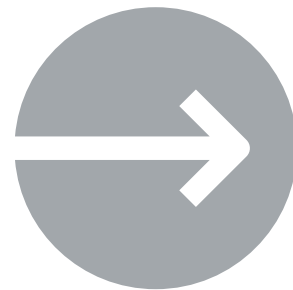
**Program-Related
Investments
+ Social Impact Investors**



~\$50M in Additional "Soft-Debt"



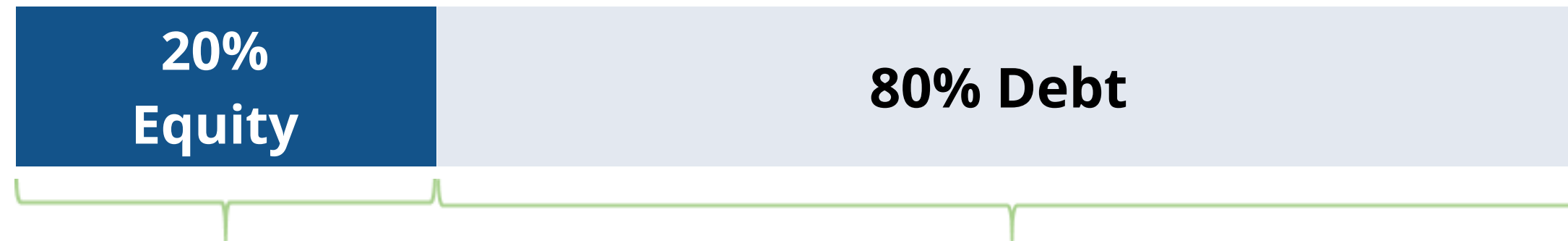
**Community Centric
Banks and Lenders**



~\$400M in Debt/Equity

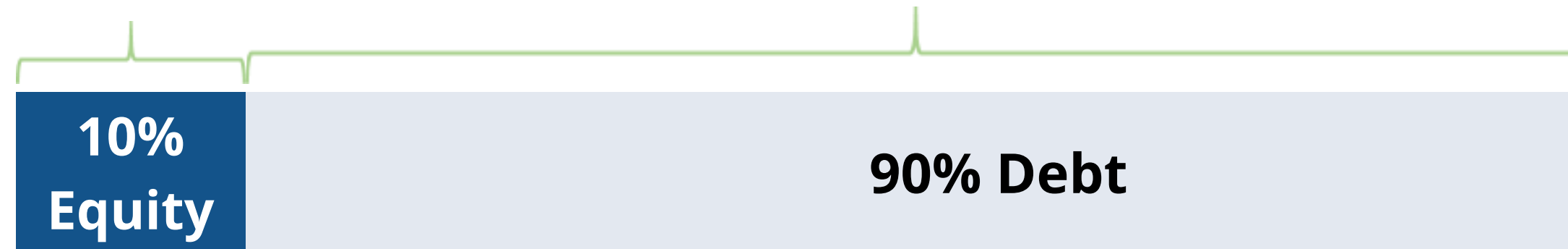
**~\$500M
Total Impact**

MAXIMIZING OUR IMPACT



**Olene Walker Funds
Clark & Christine Ivory Foundation
&
Future Philanthropic Donations**

**Community Focused Lenders, Social Impact Investors,
&
Other Future Lenders**



PARTNERING TO PROTECT AFFORDABILITY

The Utah Housing Preservation Fund welcomes your partnership to preserve our community's most affordable housing.

There are thousands of naturally-occurring affordable units at risk of gentrification by market forces which could displace LMI families that are at risk.

Utahns need your support!



**UTAH HOUSING
PRESERVATION
FUND**

Doug Harris

Vice President, Utah Non-Profit Housing Corporation
Fund Manager, Utah Housing Preservation Fund

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